

RALEIGH

Population Estimate

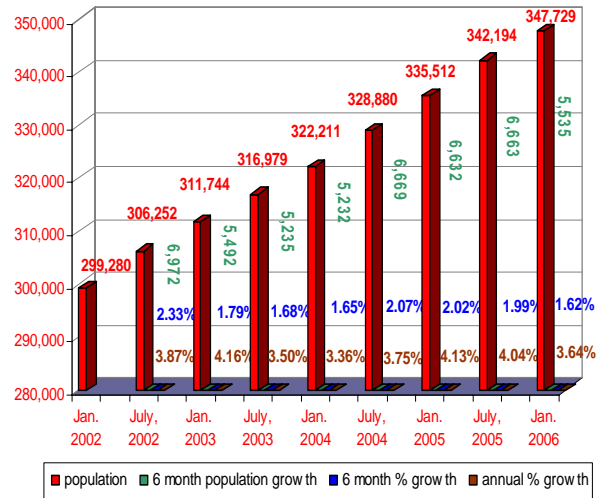
January 2006

**City of Raleigh
Planning
Department**

**Research &
Analysis**

**January 1, 2006
Population Estimate:
347,729**

Raleigh's estimated population as of January 1, 2006 is 347,729. This estimate represents a population increase of 5,535 persons since July 1, 2005, when the Raleigh population was estimated to be 342,194 and an increase of 12,217 persons since January 1, 2005, when the Raleigh population was estimated to be 335,512. Annual growth in the period January 1, 2005 to January 1, 2006 represents a 3.64% annual increase.



The total estimated number of housing units in the City of Raleigh in January 1, 2006 was 152,859. 2,650 housing units were constructed or annexed between July 1, 2005 and January 1, 2006 (1.8% increase). 2,854 units were approved for occupancy or annexed between January 1, 2005 and June 30, 2005. The housing unit growth rate has ranged from 1.7% to 2.1% for each six month period from July 2002 to January 2006.

The areas with the most new population between April 2000 and January 1, 2006 continue to be in Northeast Raleigh including Wakefield, Northwest Raleigh including Brier Creek, and Southeast Raleigh, outside the beltline.

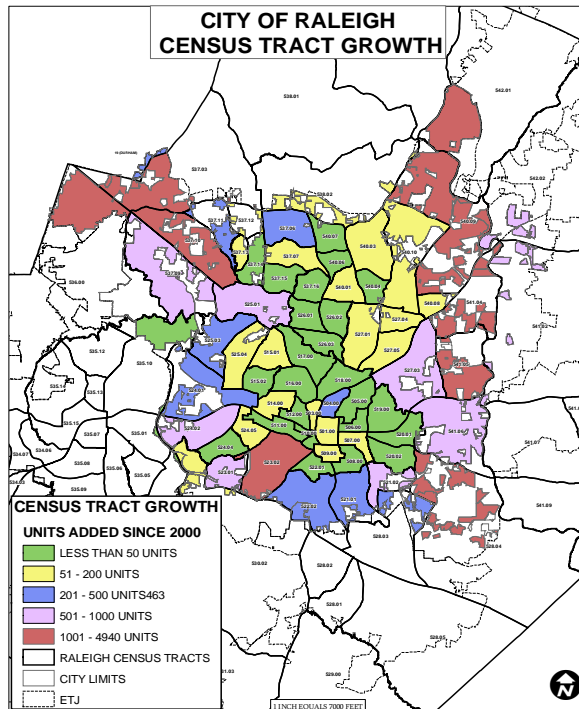
This method was resulting in aggregation errors in the faster-growing census tracts (where persons-per-household and occupancy rates were more dynamic), resulting in an over-estimate for these areas.

The new estimate methodology assumes the city-wide relationship between housing units and population to be consistent over time since April, 2000, and distributes this overall estimate to

the census tracts based on rate of growth in housing units.

The population estimate is derived by using a non-component housing unit formula. This method establishes a relationship between the number of housing units and population using a persons-per-household and occupancy / vacancy rate multiplier. The persons-per-household and occupancy rate figures are based on information provided by the US Census Bureau as part of the 2000 Census effort, and are accurate as of April, 2000. The methodology used prior to July 2002 arrived at a city-wide population estimate by taking the sum of calculations for each census tract.

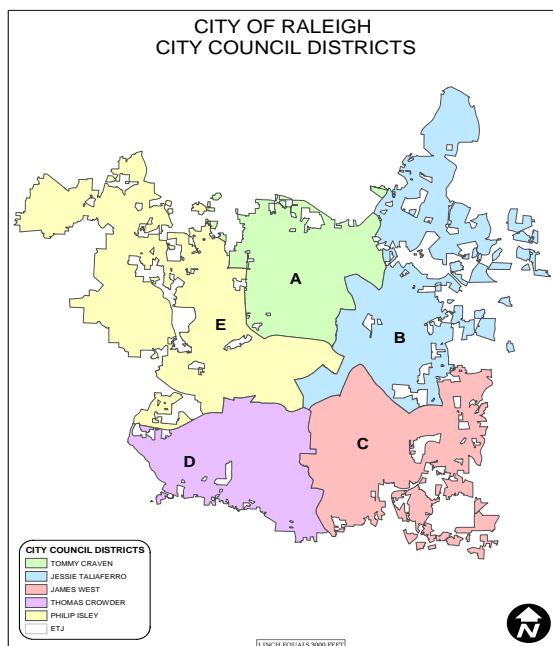
The areas of primary growth in the number of housing units are the Northeast and Northwest parts of the City. Census tracts 540.09 (Northeast Raleigh), 537.10 (Northwest Raleigh), 536 (Brier Creek), 542.01 (Wakefield), and 537.03 (Northwest Raleigh north of US 70) show the highest total number of units added. Census tracts with the next highest number of new units added include 528.04 (Southeast Raleigh), 541.05 and 541.04 (Northeast Raleigh), 523.02 (Southwest Raleigh,) 541.02 and 527.03 (Northeast Raleigh.)



City Council District Population

The City of Raleigh is divided into five electoral City Council Districts. Population in Council Districts is estimated for the purpose of tracking population distribution.

| | |
|------------|-------|
| District A | 59798 |
| District B | 82969 |
| District C | 67939 |
| District D | 64985 |
| District E | 72038 |



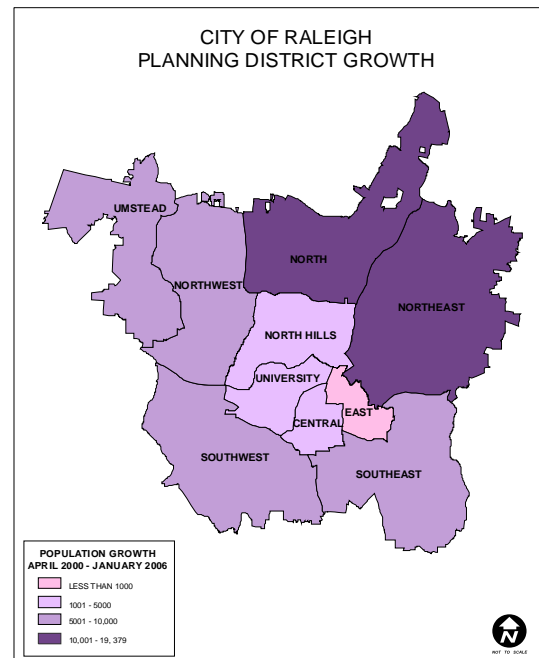
Planning Districts

The City of Raleigh is divided into ten planning districts. Including both the area within the City Limits and the extraterritorial planning and zoning jurisdiction outside the City Limits, it is estimated that 378,339 persons were living in 164,577 dwelling units in the entire planning jurisdiction on January 1, 2006.

The majority of recent population growth has taken place in the Northeast Planning District followed by the North, Southwest, Northwest and Southeast Planning Districts. Growth in these districts is strong due to the availability of land for development in these areas relative to other parts of the City, and due to multi-family unit development in recent years.

Planning District Population

| | |
|-------------|-------|
| North Hills | 28102 |
| University | 30004 |
| Central | 20217 |
| East | 10744 |
| Umstead | 15453 |
| Northwest | 51374 |
| North | 72389 |
| Southeast | 35151 |
| Southwest | 50218 |
| Northeast | 64687 |



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